

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**



**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA           )  
  ) SS  
COUNTY OF MARICOPA    )

I, Steve Perone, being first duly sworn, depose and say:

That on Feb 26, 2016, I posted notification poster(s) for the property indicated below. The notification was posted on the property site and that said notices remained posted until after said meeting to the best of my knowledge.

Site(s) must be posted on or before:           February 29, 2016

*Posting is for the March 15, 2016 City Council hearing*

Case(s) # to be Posted:

12-AB-2015

# of Signs

3

Date Posted:

2-26-16

By: \_\_\_\_\_

*S Perone*

Acknowledged this 29<sup>th</sup> day of FEBRUARY, 2016

My Commission expires

1/14/2018

*Karen P. Fitzpatrick*  
Notary Public



KAREN P. FITZPATRICK  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
January 14, 2018

# PUBLIC HEARING NOTICE

**REQUEST:** by owner to abandon an existing half cul-de-sac, consisting of 3,180 sq. ft. located along N. Paradise View Street along the southwest boundary of parcel 173-04-008, located at 5703 N. Paradise View Street, with Single-family Residential zoning.

**CASE#APN:** 12-AB-2015/173-04-008

**ADDRESS:** 5703 N Paradise View St

**DATE:** March 15, 2016

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST  
INFORMATION

LEGAL DESCRIPTION IS AVAILABLE BY  
REVIEWING THE CASE FILE

UNLESS OTHERWISE NOTED, ALL  
PUBLIC MEETINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
2000 N. GARDENWAY BLVD.

YOUR COMMENTS ABOUT THIS PROJECT CAN  
BE MADE PRIOR TO OR AT THE PUBLIC HEARING



**480-312-7000**

CITY CLERK

**2-26-2016**

[www.ScottsdaleAz.gov/projects](http://www.ScottsdaleAz.gov/projects)

POSTING DATE:

PRIVATE  
PROPERTY  
NO TRESPASSING

5703

# PUBLIC HEARING NOTICE

**REQUEST:** by owner to abandon an existing half cul-de-sac, consisting of 3,180 sq. ft. located along N. Paradise View Street along the southwest boundary of parcel 173-04-008, located at 5703 N. Paradise View Street, with Single-family Residential zoning.

**CASE#APN:** 12-AB-2015/173-04-008

**ADDRESS:** 5703 N Paradise View St

**DATE:** February 10, 2016

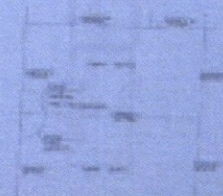
HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK OUR WEBSITE FOR LATEST  
INFORMATION

LEGAL DESCRIPTION IS AVAILABLE BY  
REVIEWING THE CASE FILE

UNLESS OTHERWISE NOTIFIED, ALL  
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL  
3828 N. DRIENWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN  
BE MADE PRIOR TO OR AT THE PUBLIC HEARING



**480-312-7000**

**5:00 P.M.**

PLANNING COMMISSION

POSTING DATE:

**1-22-2016**

[www.ScottsdaleAz.gov/projects](http://www.ScottsdaleAz.gov/projects)



**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA                     )  
  ) SS  
COUNTY OF MARICOPA            )

I, Steve Perone, being first duly sworn, depose and say:

That on January 22, 2016, I posted notification poster(s) for the property indicated below. The notification was posted on the property site and that said notices remained posted until after said meeting to the best of my knowledge.

Site(s) must be posted on or before:                     January 25, 2016

*Posting is for the February 10, 2016 Planning Commission hearing*

**Case(s) # to be Posted:**

12-AB-2015

**# of Signs**

3

**Date Posted:**

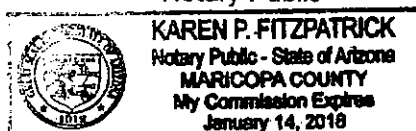
1-22-16

By: SP Perone

Acknowledged this 22 day of JANUARY, 2016

My Commission expires 1/14/18

Karen P. Fitzpatrick  
Notary Public



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**SEC Palo Verde Lane & Paradise View Street**  
**"Palo Verde Lane"**  
November 30, 2015

## **Overview**

This citizen outreach and neighborhood involvement report is being updated as a part of the request for preliminary plat approval and the abandonment of 3,180 s.f. of right of way associated with Palo Verde Lane project (561-PA-15, 14-ZN-15). This report was originally compiled in conjunction with the request for the rezoning of the +/- 5 acres at the southeast corner of Palo Verde Lane and Paradise View Street. This active request is to rezone the Property from R1-43 to R1-18 PRD and R1-35, in order to create a private gated community consisting of seven new contemporary style homes with the eighth being a remodel of the existing southernmost home on the site. As neighborhood involvement has been ongoing throughout the process, this report has and will be continually updated throughout the process.

The developer and project team is keenly aware of the importance of an intensive neighborhood involvement process. The developer and project team started an extensive outreach effort back in April 2015 and have built strong relationships with property owners, residents, and the surrounding HOA's with the goal of addressing upcoming questions and concerns up front. An open dialogue between community stakeholders will continue throughout the process.

## **Community Involvement**

Intentional community outreach via phone calls, emails, and personal meetings has been ongoing since early April. The project team initiated multiple sit-down meetings with individual surrounding property owners and HOAs the past months. Additional meetings with interested parties will be scheduled in the future to keep them up to date on the project as it progresses. Additionally, members of the development team will be available via phone and email to keep any interested neighbors updated as the project moves forward.

Surrounding property owners and other interested parties have been notified via first class mail about the zoning, pre-plat and abandonment requests. The notification included information about the request and contact information for the project team. A neighborhood meeting for the zoning request was held on Monday, July 27, 2015 from 5:30-7:00pm. The open house-style meeting was held in the Community Room at Saguaro High School which is located at 6250 n 82<sup>nd</sup> Street, Scottsdale, AZ 85250. Thirteen neighbors attended to learn about the project, ask questions, and voice any concerns. Eight members of the project

team including the developer were present to walk attendees through the proposed plan and to explain the development process. Neighbors were generally supportive of the project as it will replace deteriorating homes with new innovative upscale homes which will be an asset to the community as a whole. Some neighbors had questions about drainage and the state of existing trees. The project team has and will continue to personally follow up with these neighbors to alleviate any concerns as the project continues. No written comments were received at this meeting.

Allowing residents, property owners, and community stakeholders to express their concerns and understand issues and attempting to address them in a professional and timely manner is a vital part of the outreach process. Addressing concerns in the planning stages prevents costly and contentious grievances in later stages on the process. The entire team recognizes the importance of neighborhood involvement and is committed to maintaining strong communication throughout this request.

CHAPPELL SUSAN LEE TR  
7470 E SOLANO DR  
SCOTTSDALE, AZ 85253

JIMAR INVESTMENTS LLC  
7420 E SOLANO DR  
SCOTTSDALE, AZ 85250

WILSON DAVID H/BROOKE M TR  
5895 N 75TH ST  
SCOTTSDALE, AZ 85250

STARK GREGORY K/PATRICIA G TR  
5875 N 75TH ST  
SCOTTSDALE, AZ 85250

CLOW MICHAEL L/KIRA D  
5855 N 75TH ST  
SCOTTSDALE, AZ 85250

MESSENGER MICHAEL R/LINDA L  
7495 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

PIEL REVOCABLE TRUST  
7475 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

NORRIS RONALD M/LYNETTA J TR  
7455 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

SAFERSTEIN HAROLD L/DOREEN  
7435 E MONTEBELLO AVE  
SCOTTSDALE, AZ 852500000

GIUGLIANO CARLA/ODDY MICHAEL  
7415 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

SUSAN D HUSETH REVOCABLE TRUST  
5850 N 74TH PL  
SCOTTSDALE, AZ 85260

BENNETT CHRISTOPHER/TRACY  
5870 N 74TH PL  
SCOTTSDALE, AZ 85250

MICHAEL G & JANICE M BRADY REVOC  
LIV TR  
5890 N 74TH PL  
SCOTTSDALE, AZ 852530000

J AND M SCHULTE FAMILY TRUST  
7420 E SOLANO DR  
SCOTTSDALE, AZ 85250

THOMAS AND CHARLOTTE BAKKER  
FAMILY TRUST  
7430 E SOLANO DR  
SCOTTSDALE, AZ 852500000

CHAPPELL RICHARD M III/SHANNON L  
7465 E SOLANO DR  
SCOTTSDALE, AZ 85250

LABENZ CHARLES F/JOANNE TR  
7470 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

DELTICHEVA ROUMIANA  
7430 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

COCHRAN DEL JON  
7435 E SOLANO DR  
SCOTTSDALE, AZ 85250

WOODLEAF HOMEOWNERS  
ASSOCIATION INC  
P O BOX 2186  
SCOTTSDALE, AZ 85252

MAHOWALD RALPH/KAREN (LEASE)  
7338 E SOLANO DR  
SCOTTSDALE, AZ 85250

WALKER TONI J LEASE  
7344 E SOLANO DR  
SCOTTSDALE, AZ 85258

ELLEN A BRISSKE 1996 DEC OF TRUST  
(IMPS)  
1317 N MAIN ST  
WHEATON, IL 60187

HOUGHTON TRUST (LEASE)  
7339 E SOLANO DR  
SCOTTSDALE, AZ 85250

DIANE KAY GRONER REVOCABLE LIVING  
TRUST  
7344 E MONTEBELLO AVENUE  
SCOTTSDALE, AZ 85250

DAVIES RONALD/MELANIE  
5151 QUAKERTOWN AVE  
WOODLAND HILLS, CA 91362

MCRAE JOHN/CAROL  
7349 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

ROSS BETTY BOCELLA  
5713 N MILLER RD  
SCOTTSDALE, AZ 85250

JOHN AND MARY MILLER FAMILY  
SURVIVOR'S TRUST  
5715 N CATTLE TRACK RD  
SCOTTSDALE, AZ 85250

GREEN NEIL L/LAURI A  
3240 W WOODMEN RD  
COLORADO SPRINGS, CO 80919

VOSS STEVEN JAMES/WENDY TR  
7921 S DATELAND DR  
TEMPE, AZ 85284

PARADISE VALLEY WATER CO  
19820 N 7TH ST STE 201  
PHOENIX, AZ 850241694

DAVOODI MASOOD/MARY ELLEN TR  
5 WESTWARD DR  
CORTE MADERA, CA 94925

PAULSON NORMAN W/ROBERT J TR  
5805 N SUNDOWN DR  
SCOTTSDALE, AZ 85250

POSEGATE ROBERT/CAROL  
1905 WIGGINS AVE  
SPRINGFIELD, IL 62704

THOMAS LIVING TRUST  
7460 E SALANO DR  
SCOTTSDALE, AZ 85250

LOTT MICHAEL W/JULIE L  
7514 E VALLEY VIEW RD  
SCOTTSDALE, AZ 85250

SIMMONDS GARY KEITH & JOYCE EDITH  
1421 HERRING-COOPER WAY  
EDMONTON AB 0  
CANADA

YEARIN GEORGE C JR/LENORE TR  
7515 E SAN MIGUEL  
SCOTTSDALE, AZ 85253

KLINE PETER G/LEE ANNE W  
7502 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

PHASE FOUR HOMEOWNERS  
ASSOCIATION INC (LEASE)  
9000 E PIMA CTR PKWY 300  
SCOTTSDALE, AZ 85258

POULOS ANDREW G/ANGELA  
8684 E TUCKEY LN  
SCOTTSDALE, AZ 85250

BORIE JOEL/MICHELLE  
5814 N MILLER RD  
SCOTTSDALE, AZ 85250

JOHNSON DALE C/GALE L TR  
5808 N SUNDOWN DR  
SCOTTSDALE, AZ 85250

HENRY PENA LIVING TRUST  
7506 SUNDOWN CR  
SCOTTSDALE, AZ 85250

JAVALINA PROPERTIES LLC  
60 E RIO SALADO PKY  
TEMPE, AZ 85281

WILTBANK THOMAS B/CAROLE S TR  
7508 E VALLEY VIEW RD  
SCOTTSDALE, AZ 852506454

LEE ROBERT E JR/ JOANN AXTON  
5620 N 75TH PL  
SCOTTSDALE, AZ 85250

MICHELLE T MONZO REAL ESTATE  
TRUST OF 2005  
PO BOX 897  
MONROEVILLE, PA 15146

PARAS KATHY M  
7508 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

MOTOROLA SOLUTIONS INC  
2900 S DIABLO WY STE 150  
TEMPE, AZ 85282

ARIZONA CHRISTIAN MISSIONARY  
SOCIETY  
7405 E MCDONALD DR  
SCOTTSDALE, AZ 852500000

ROBBINS ELAINE F TR  
7330 E PALO VERDE #5  
SCOTTSDALE, AZ 85250

BENZ DAVID  
7517 E SUNDOWN CIRCLE  
SCOTTSDALE, AZ 85250

DOSHI NIKUNJ/CHANDRA MEGHNA R  
7516 E SUNDOWN CIR  
SCOTTSDALE, AZ 85250

SVENSEK RUDY & JOVANKA L  
7520 E VALLEY VIEW RD  
SCOTTSDALE, AZ 852530000

MASTRONI STEVEN J TR  
10611 N HAYDEN RD STE D106  
SCOTTSDALE, AZ 85260

HANGARIS VIVIAN TR  
7519 E SAN MIGUEL  
SCOTTSDALE, AZ 85250

LEWIS MARY L  
214 SNOWBERRY CIRCLE  
VENITIA, PA 15367

STEWART CHARLES R/PATRICIA N TR  
7514 E SAN MIGUEL  
SCOTTSDALE, AZ 85253

MURPHY TIMOTHY M  
PO BOX 1350  
COLLEYVILLE, TX 76034

SILVERMAN CAROLE B TR  
5638 N 75TH PL  
SCOTTSDALE, AZ 85250

KANTOR FAMILY TRUST  
5644 N 75TH PL  
SCOTTSDALE, AZ 85250

DENNISON ROBERT E/PARKER SUSAN D  
7904 E CHAPARRAL NO A110 627  
SCOTTSDALE, AZ 85250

MURPHY JAMES P/DONNA M  
7526 E MONTEBELLO AVE  
SCOTTSDALE, AZ 85250

STONE ERIC P  
130 S MAIN ST  
FOND DU LAC, WI 54936

LIDDY THOMAS P/STACY G  
5637 N 75TH PL  
SCOTTSDALE, AZ 85250

BUTLER JINX J TR  
5631 N 75TH PL  
SCOTTSDALE, AZ 85250

SCHLEIFER SOPHAN/THOMAS C TR  
5625 N 75TH PLACE  
SCOTTSDALE, AZ 85250

LOBDELL WALLACE A/PHYLLIS J/DAVID  
T  
1725 KENSINGTON RD  
BLOOMFIELD HILLS, MI 48304

DYEKMAN DONALD E/MARGARET TR  
5613 N 75TH PL  
SCOTTSDALE, AZ 85250

OWENS C D JR/BEVERLY M  
7322 E THOMAS RD  
SCOTTSDALE, AZ 85251

GERACI DEAN J/KAREN M TR  
5601 N 75TH PL  
SCOTTSDALE, AZ 85250

NESTLER MATTHEW S/CORINNE M  
5537 N 75TH PL  
SCOTTSDALE, AZ 85250

KESTELOOT ROBERT D/JOYCE A TR  
7519 E VALLEY VIEW  
SCOTTSDALE, AZ 85253

GREGORY K MASTROIENI TRUST  
10611 N HAYDEN RD STE D106  
SCOTTSDALE, AZ 85260

DOUGLAS A AND KRISTA K ROBINSON  
LIVING TRUST  
7507 E VALLEY VIEW RD  
SCOTTSDALE, AZ 85250

RICHARD AND PAMELA MURPHY TRUST  
7501 E VALLEY VIEW  
SCOTTSDALE, AZ 85250

RUBLE MARK JOSEPH/JENNY JANE TR  
5532 N 75TH ST  
SCOTTSDALE, AZ 85250

PRIVADO VILLAGE HOMEOWNERS  
ASSOC INC  
P O BOX 4484  
SCOTTSDALE, AZ 85261

BRACKEN JOHN REID/SRITHONG  
BUNCHUAY  
7426 E BUENA TERRA WY  
SCOTTSDALE, AZ 85250

SCHLOSBERG ROBERT E/JANE B TR  
7420 E BUENA TERRA WAY  
SCOTTSDALE, AZ 852500000

PRITCHETT ROD/REGN LOIS  
7414 E BUENA TIERRA WAY  
SCOTTSDALE, AZ 85250

WICK WALTER M  
6036 E ANDALUSIAN CT  
HEREFORD, AZ 85615

NOBLITT DANIEL J/DEMODICA CAPRI  
7430 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

FLATLEY LORI L  
1965 KELLY DR  
MINNEAPOLIS, MN 55427

J & L FAMILY TRUST  
7470 E SAN MIGUEL  
SCOTTSDALE, AZ 85250

JOHNSON COLETTE E  
7480 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85253

HAWLEY SHIRLEY J  
7485 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

JAMIE CARYL EISENFELD TRUST  
7465 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

WARSHAVER REVOCABLE TRUST  
7445 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

MCREYNOLDS DAVID  
415674 N 74TH PL  
SCOTTSDALE, AZ 85250

LARSEN LELAND/DONNA  
5665 N 74TH PL  
SCOTTSDALE, AZ 85250

COLUMBINE CHIROPRACTIC PLAN LLC  
410 17TH ST 1550  
DENVER, CO 80202

OHANIAN PAUL C/KATHLEEN A TR  
5670 N 74TH PL  
SCOTTSDALE, AZ 85250

BAZE TIMOTHY F/SUSAN A  
5680 N 74TH PL  
SCOTTSDALE, AZ 85253

MARIA D MANIATIS FAMILY  
TRUST(LEASE)  
7396 E SAN MIGUEL AVE  
SCOTTSDALE, AZ 85250

BAKER ROBERT S  
7395 E SAN MIGUEL  
SCOTTSDALE, AZ 85250

ODITT DANIEL D/BROWN J WESLEY  
7388 E LAREDO LN  
SCOTTSDALE, AZ 85250

PALO VERDE LANE LLC  
800 MARIQUITA AVE  
CORRALES, NM 87048

AMN LIVING TRUST  
PO BOX 6458  
SCOTTSDALE, AZ 85261

MCDOWELL RALPH J/COLE LEAH F TR  
11311 N OCTOBER RD  
PRESCOTT, AZ 86305

November 2015

Re: 5755 & 5703 N. Paradise View St. Half Circle Right-of-Way Abandonment

Dear Neighbor,

We are land planners working on a project adjacent to or near your home. Please see the below location map.

We will be submitting a request for an abandonment of a roughly 3,180 square foot half-circle of right-of-way, which straddles two existing lots located at 5755 & 5703 N. Paradise View Street. This area was originally dedicated to the City for the purpose of a turn-around off of Paradise View Street. Subject to the approval of a previously requested re-zoning case, for the Palo Verde Lane project, this half-circle will no longer be needed and will return to the underlying lots.

If you have any questions, please feel free to contact us by email ([knichter@lvadesign.com](mailto:knichter@lvadesign.com)) or by phone, (480) 994-0994. You may also contact Greg Bloomberg with the City of Scottsdale at (480) 312-7000 and reference pre-application #561-PA-15 and/or 14-ZN-2015.



Site Location Map

Thank you for your consideration!  
LVA Urban Design Studio, LLC

Keith Nichter  
Senior Planner

**12-AB-2015**  
**11/30/15**